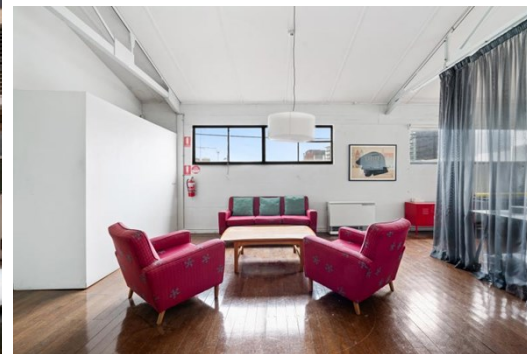
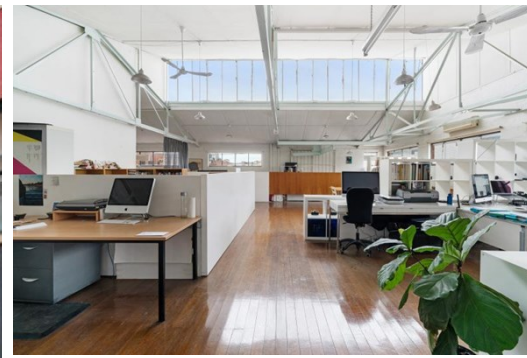


Level 1 Suite 2 104 Dover Street, CREMORNE

FOR LEASE



## BEST VALUE OFFICE SPACE IN CREMORNE!

### Description

- SUBSTANTIAL OPEN-PLAN OFFICE SPACE
- DYNAMIC CREMORNE COMMERCIAL PRECINCT
- WALK TO MELBOURNE CBD & TRAMS/TRAINS

Fantastic open plan creative space offering the best value within the thriving creative heartland of Cremorne.

- \* Tenancy area: 190 sqm\*
- \* Expansive, open plan first floor office space offering high ceilings and an abundance of natural light
- \* Split system heating/cooling unit
- \* Located within the creative heartland of Melbourne's premier commercial precinct
- \* Surrounded by café's, bars and some of Melbourne's finest eateries and close to Swan Street retail precinct
- \* Excellent accessibility to Public Transport - within walking distance to Richmond Train Station
- \* Toilet & Kitchenette facilities
- \* Easy access to Melbourne CBD and major arterial roads
- \* Suitable for a variety of uses (STCA)

This tenancy is being offered on favourable terms and represents the best value currently available within the precinct!

FOR AN IMMEDIATE INSPECTION CALL US TODAY!

\*Approx.

**Area m<sup>2</sup>:** 190.00

**Rent PA:** Contact Agent

**Outgoings:** Gross Lease

**Contact:** **Joshua Colosimo**  
0413 790 309  
joshuacolosimo@allardshelton.com.au

**Joseph Walton**  
0417 309 347  
joewalton@allardshelton.com.au